

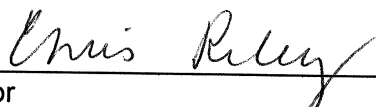
AN ORDINANCE

GRANTING A SPECIFIC USE PERMIT TO ALLOW OPERATION OF "OUTDOOR-ENTERTAINMENT," SPECIFICALLY "SOCCER FIELDS," IN A B-1 (SMALL BUSINESS) ZONED PROPERTY, BEING PORTIONS OF LOTS 6 AND 7, CB 4430, LEON VALLEY HOMESITES SUBDIVISION, LOCATED AT THE END OF EL VERDE ROAD AT SHADOW MIST DRIVE, IN THE CITY OF LEON VALLEY

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, THAT:

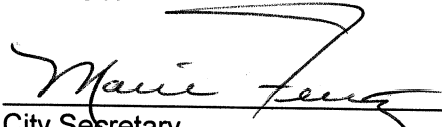
1. A Specific Use Permit is granted allowing operation of "outdoor-entertainment," specifically "soccer fields," being Portions of Lot 6 and 7, CB 4430, Leon Valley Homesites Subdivision, a B-1 (Small Business) zoned property, located at the end of El Verde Road at Shadow Mist Drive, particularly described in case file **SUP 2010-265**.
2. The City staff is hereby authorized to issue said Specific Use Permit when all conditions imposed by the City Council and as reflected in the **Specific Use Permit Case No. 2010-265** have been complied with in full.
3. The Conditions set by City Council on May 18, 2010 for approval of this Specific Use Permit Case No. 2010-265 are as follows:
 - a. All lighting will be hooded and directed away from residential areas,
 - b. Parking areas are to be constructed with permeable surfaces;
 - c. Field lights will be turned off by 9:30 p.m.;
 - d. The approved use will follow all other code requirements;
 - e. The emergency access for public safety will be continued from El Verde Road to Shadow Mist Drive, and
 - f. Parking must be sufficiently addressed and encouraged to be located away from residential areas.

PASSED and APPROVED this the 18th day of May, 2010.

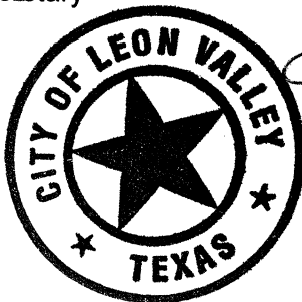


Mayor

ATTEST:



City Secretary



APPROVED AS TO FORM:



City Attorney

LEON VALLEY

T E X A S

CASE WORKSHEET

Specific Use Permit Case No. 2010-265

Applicant:	Guillermo Espinosa, applicant (att.1).
Request:	To allow operation of "Outdoor-Entertainment," specifically "soccer fields," in a B-1 (Small Business) zoning district. Per Chapter 14 of the Zoning Ordinance, Section 14.02.381, "Permitted Use Table," a Specific Use Permit is this use (att.3) .
Site:	Portions of Lot 6 and 7, CB 4430, Leon Valley Homesites, located in the 5500 block of El Verde Road at Shadow Mist Drive (att.1&2).
Surrounding Zoning/Land Use:	Surrounding zoning consists of: To the north, developed R-1 (Single-Family Dwellings); to south developed R-6 (Garden Home); to the east, undeveloped City of San Antonio, proposed Crystal Hills Park; and to the west developed R-3 (Multiple-Family Dwelling) (att. 4).
History:	➤ 2007- the property was rezoned from R-1 (Single-Family Dwelling)
Master Plan:	The 2009 Master Plan, Section 4N, Leon Valley Ranches Area addresses development in this area noting that construction to the rear of El Verde Road and along Shadow Mist Drive must provide proper circulation to accommodate emergency services.
Vision Statement:	The City will strive to provide our community with a superior quality of life by balancing social equity, environmental stewardship and economic development to achieve sustainability.
Staff Comments:	<ul style="list-style-type: none"> ➤ The use proposed is allowed per the Code, the construction of any facilities such as the restrooms and awning/tent as proposed within the floodplain will require additional permitting and attention which can carefully be reviewed and approved by the Building Inspector, City Engineer, Fire Chief and the Community Development Office. ➤ A majority of the property is in the floodway and cannot be constructed on however, keeping the field in its natural state as soccer fields is acceptable use of property. ➤ Per Chapter 14, Section 14.02.551b, of the 2009 Leon Valley Code of Ordinances, the applicant will be required to submit a Traffic Impact Analysis to specifically address traffic concerns.
200-Foot Property Owner Notification	Letters Mailed: <u>19</u> Mailed <u>0</u> In Favor <u>0</u> Opposed <u>0</u> Returned, unable to deliver <u>0</u> Total responses received as of May 12, 2010

- Attachments:
- 1) Application
 - 2) Location Map
 - 3) Permitted Use Table
 - 4) Zoning Map
 - 5) Site Plan

SPECIFIC USE PERMIT APPLICATION, CASE NO. SUP 2010.265

PRINT (IN BLACK) OR TYPE

CONTINUOUS PERMIT REQUESTED: Yes or No

NAME OF APPLICANT: <u>GUILLERMO M. ESPINOSA</u>
ADDRESS: <u>7605 LINKWOOD SAN ANTONIO TX 78240</u>
PHONE NO: HOME <u>(210) 509-3882</u> WORK <u>(210) 872-9957</u> FAX ()
STATUS: OWNER () AGENT (X) - If agent, attach notarized Letter of Authorization.

PROPERTY DESCRIPTION

ADDRESS: <u>0 EL VERDE RD. LEON VALLEY, BEXAR COUNTY, TX</u>
LEGAL DESCRIPTION: <u>REMAINING PORTIONES LOTS 6&7 NCB 4430, LEON VALLEY</u>
CURRENT ZONING: <u>B-1 (SMALL BUSINESS)</u> <u>HOME SITES</u>
EXISTING PROPERTY USE or STATE NONE: <u>NONE</u>
PROPOSED USE & DESCRIPTION: <u>RECREATIONAL SOCCER PARK</u>
ACREAGE AND/OR SQUARE FOOTAGE: <u>4,1032 ACRES,</u> <u>SQ.FT</u>
DOES OWNER OWN ADJACENT PROPERTY: YES () NO (X)
STRUCTURE: () ADDITION TO EXISTING BLDG - <u>sf</u> OR (X) NEW CONSTRUCTION

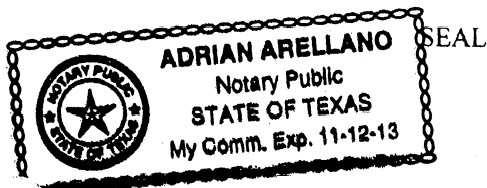
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND THE ATTACHED INSTRUCTION SHEET AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. **I AGREE TO BE BOUND BY, AND TO COMPLY WITH ANY TERMS OR CONDITIONS IMPOSED BY SUCH PERMIT. I FURTHER ACKNOWLEDGE THAT THE GRANTING OF A SPECIFIC USE PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF THE PROPERTY.**

STATE OF Texas
COUNTY OF Bexar

Guillermo M. Espinosa
SIGNATURE OF APPLICANT and DATE
(Owner or Authorized Agent)

BEFORE ME, A Notary Public in and for _____, on this date personally appeared Guillermo M. Espinosa (Applicant) who duly states that all facts in this application are true to the best of his knowledge.

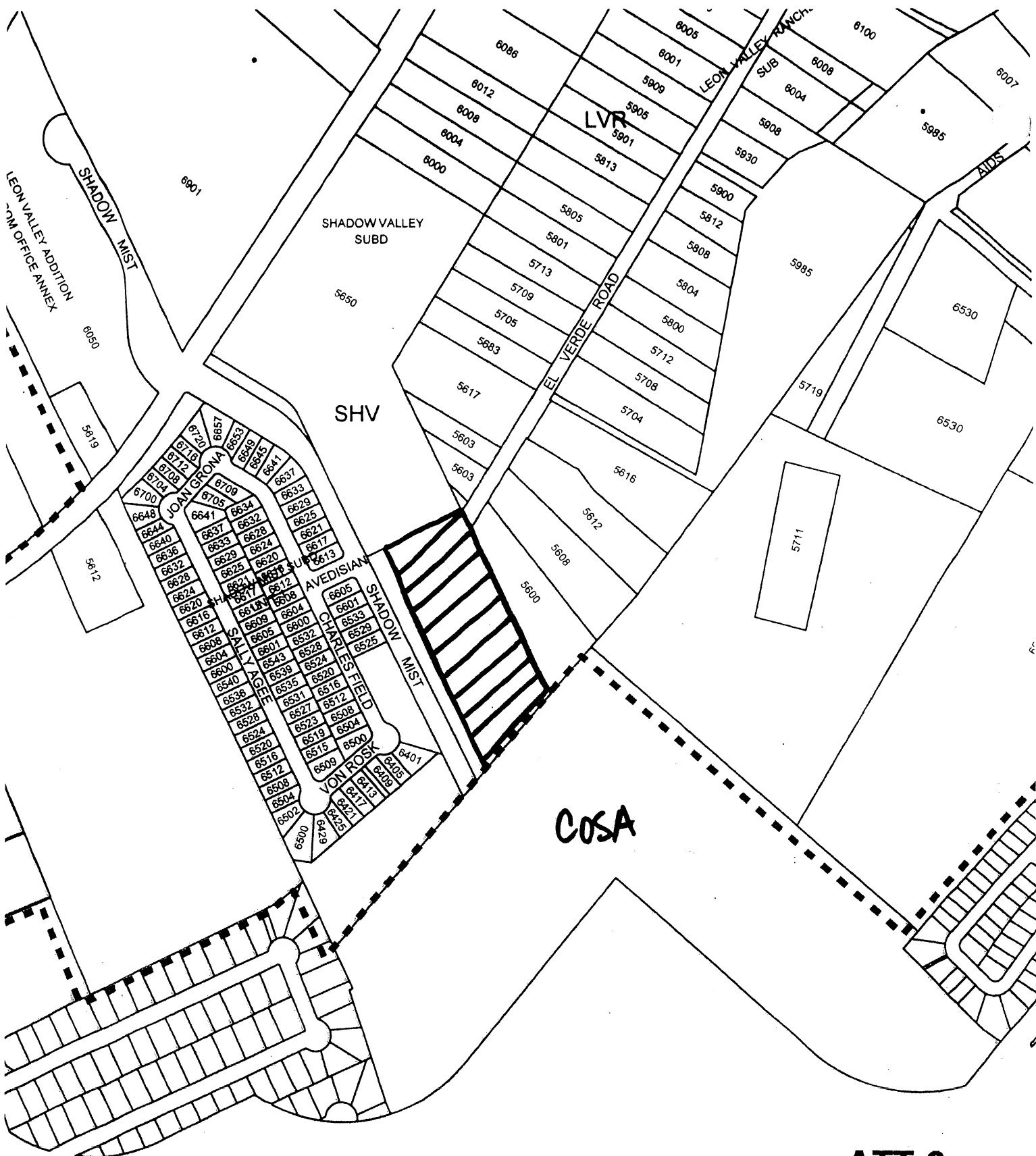
SWORN TO and SUBSCRIBED before me this 19 day of April, 192010.



Adrian Arellano
NOTARY PUBLIC
My Commission expires: 11-12-13

SUP APP
Rev. 3/96

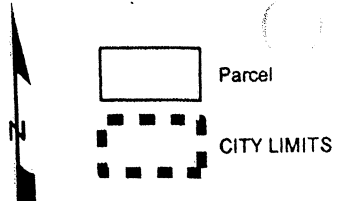
ATT.1



COSA

ATT.2

*SPECIFIC USE PERMIT #2010-265
 A Request by Memo Espinosa, applicant,
 to operate "Outdoor-entertainment," specifically,*

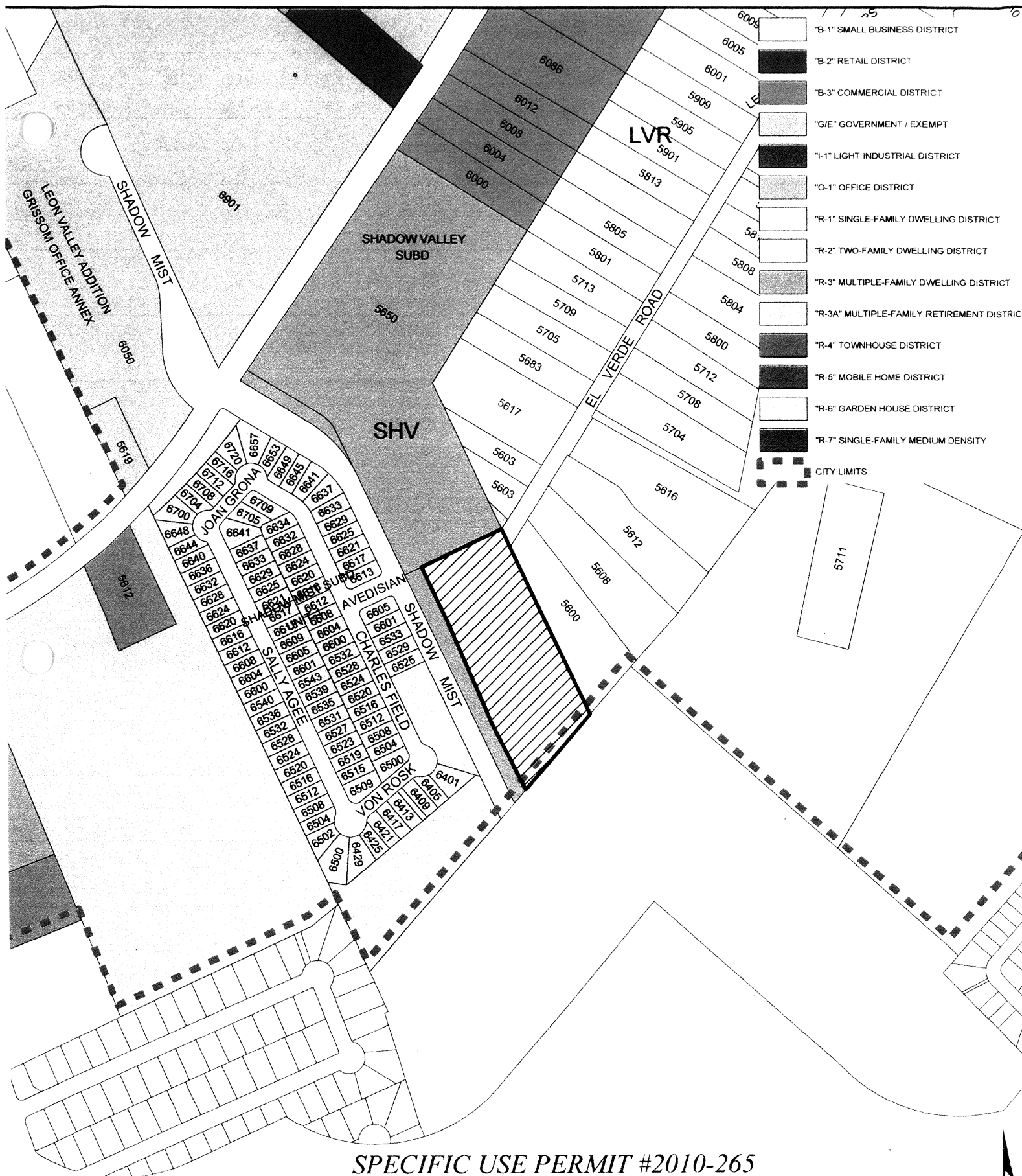


SUSTAINABILITY AND COMMERCIAL/INDUSTRIAL OVERLAY DISTRICT STANDARDS

Chapter 14 - Zoning Sec. 14.02.381
 "Permitted Use Table"

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	Notes
P - Allowed by right X - Not allowed U - Per Underlying Zoning SUP - Specific use permit SO - Sustainability Overlay CIO - Commercial and Industrial Overlay								
Entertainment - indoor Billiard parlor, bowling center, playground, skating center, video/game room	X	SUP	SUP	SUP	P	U	U	
Entertainment - outdoor Baseball/softball/volleyball park, equestrian center, fairground, football field, go-karts, golf - miniature or other, <u>sports complex</u>	X	SUP	SUP	SUP	X	U	P	
Exterminator	X	X	X	P	P	X	U	
Farm	P	P	P	P	P	U	U	
Farm equipment sales and service	X	X	X	P	P	X	U	
Feed, seed, and/or fertilizer retail sales only	X	X	P	P	P	U	U	
Firearms and/or ammunition	X	X	SUP	SUP	SUP	U	U	
Fish market (fully enclosed)	X	X	P	P	P	U	U	
Fish market, wholesale	X	X	X	X	SUP	U	U	
Flea market	X	X	X	P	P	U	U	**See additional regulations <u>section 14.02.382</u>

ATT.3



SPECIFIC USE PERMIT #2010-265
*A Request by Memo Espinosa, applicant,
 to operate "Outdoor-entertainment," specifically,
 "soccer fields," in the 5500 block of El Verde*

ATT.4